



PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

November 18, 2019

Kimberlee Casaday

[REDACTED]  
Draper, Utah 84020  
[REDACTED]

Re: GRAMA Records Request received in the South Jordan City Recorder's Office on 11/05/2019.

Request: Copies of Certificate Occupancy and Inspection Reports for property located at 11233 S. Nectarine Drive South Jordan, Utah 84095.

Reply: Approved (28) Pages of Building Records

If you have any questions, please feel free to contact me at (801) 253-5203 extension 1279.

Sincerely,

Cindy Valdez, CMC  
Deputy Recorder

## Cindy Valdez

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**From:** noreply  
**Sent:** Tuesday, November 05, 2019 8:44 AM  
**To:** Anna West; Cindy Valdez  
**Subject:** New submission from GRAMA Request Form

### Requester's information

**Name**

Kimberlee Casaday

**Date**

11/05/2019

**Address**

[REDACTED]  
Draper, Utah 84020  
United States  
[Map It](#)

**Daytime telephone number**

[REDACTED]

**Email**

[REDACTED]

### Request made to

**Government agency or office**

South Jordan (Utah)

**Address**

1600 W. Towne Center Dr., South Jordan, UT 84095

### Records requested

**Department requesting records from**

General City Records

**Description of records**

As part of due diligence in buying a home located at 11233 S. Nectarine Drive in South Jordan we were advised to confirm that a certificate of occupancy has been issued and to review all inspection documents related to this new construction. We were not part of the build but have the home under contract at this point.

**I would like to:**

View or inspect the records only

- Please e-mail me a copy of this GRAMA request.



## ***Certificate of Occupancy***

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**This certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use for the following address.**

Building Address: 11233 S Nectarine Dr South Jordan, UT 84095

Project Number: PRSFD201800665

Permits: PRSFD201800665-BD1  
PRSFD201800665-EN1  
PRSFD201800665-GR1

Permit Issued: 04/24/2018

Contact Name: Zack Morby/Haven Hill Homes LLC

Contact Address: 96 N 500 W, Suite 280 Bountiful, 84010

Description: LOT 4 FRUITWOOD HEIGHTS  
FINISHED BASEMENT

Occupancy Type: Residential, one- and two-family

Const Type: Type VB (Unprotected)

APN: 27222770220000

Date: October 14, 2019

Approved By:

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Building Official

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**This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.**

# INSPECTION REPORT

3/25/2019 3:18:10 PM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Four Way and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Four Way

## Inspection Result

Failed

### LIST OF COMMENTS &/OR CORRECTIONS:

- 6 strap across 3" draw top plate mudroom - 2 spots
- 11 need attic access upstairs - move away from ac line set
- 20 uncover post to beam connection on porch
- 22 garage steps can't vary more than 3/8" in rise (garage steps to top of threshold over 8") - can check at final
- 23 OSB minimum 1/4" off concrete
- 26 Block and strap top plates at elevation changes main level
- 41 Complete detail 12 on SD1 at garage openings
- 46 upload engineering to portal
- 47 ok to insulate

Sincerely,

Sunrise Engineering

Inspector

# INSPECTION REPORT

8/8/2019 8:48:18 AM

Project Number PRSFD201800665

96 N 500 W, Suite 280

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear Zack Morby/Haven Hill Homes LLC

On this day we have inspected your construction for Road Base Encroachment Inspection and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Road Base Encroachment Inspection

## Inspection Result

Passed

## LIST OF COMMENTS &/OR CORRECTIONS:

Sincerely,

Larry Kesler  
8012543742  
Inspector

# INSPECTION REPORT

3/11/2019 11:56:37 AM  
Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Four Way and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Four Way

## Inspection Result

Failed

### LIST OF COMMENTS &/OR CORRECTIONS:

- 1 no plans on-site  
not a complete inspection - complete this list before scheduling another inspection  
need stamped approved plans & truss specs on-site to avoid re-inspection fee on next inspection
- 2 install exterior doors
- 3 need egress window out of master bedroom
- 4 need shower pan backing in master
- 5 seal b-vent at 2nd floor penetration and truss
- 6 strap across 3" draw top plate mudroom - 2 spots
- 7 nail plate pvc drainage - laundry
- 8 fire block tub interior walls
- 9 draft stop mechanical room lid at truss level - upstairs

- 10 nail plate pvc draw upstairs bath
- 11 need attic access upstairs
- 12 install loose wire by upstairs furnace into a box
- 13 draft stop basement exterior walls vertically every 10' of wall
- 14 install loose wire in basement mechanical room in a box
- 15 install loose wire in basement by bathroom in a box
- 16 need smoke/co combo for basement bedroom entrance
- 17 install southwest bedroom window
- 18 install all drop framing in basement
- 19 frame in wall at bottom of stairs bedroom
- 20 uncover post to beam connection on porch
- 21 retro missed hold down south wall by chimney
- 22 garage steps can't vary more than 3/8" in rise (garage steps to top of threshold over 8")
- 23 OSB minimum 1/4" off concrete
- 24 Vent all attic spaces
- 25 Stud shoe DWV in 2 X 4 studs with 50% of member removed
- 26 Block and strap top plates at elevation changes main level
- 27 Provide blocks and 1110 hold down capacity for A1 truss at # 15 location for uplift
- 28 Block and clip trusses at middle bearing point
- 29 Complete all truss bracing
- 30 Complete nailing truss hangers
- 31 Complete sole plate to rim nailing per detail 3 on SD2 16d at 6" OC

- 32 Complete nailing floor sheathing to blocks at cantilever 8d at 6" OC per detail 1 on SD1
- 33 Complete all point loads to foundation
- 34 Seal all holes in return air plenums
- 35 Fire block lid of double wall chase at basement tub
- 36 Isolate tub chase from double wall chase
- 37 Properly fire block basement drops with minimum 3/4" materials
- 38 Hanger stair landing rafters
- 39 Provide manual J & D
- 40 Have engineer address front room wall not built per detail 12 on SD1
- 41 Complete detail 12 on SD1 at garage openings
- 42 Complete note for 2 story walls circled on S104
- 43 Fire block tubs at rim on interior walls
- 44 RB5's need to be (3) 2 X 10's
- 45 RB6 above garage man door needs to be (3) 2 X 8's

Sincerely,

Andrew Steadman  
8012543742  
Inspector

# INSPECTION REPORT

8/6/2019 9:29:21 AM

Project Number PRSFD201800665

96 N 500 W, Suite 280

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear Zack Morby/Haven Hill Homes LLC

On this day we have inspected your construction for Sub-grade Encroachment Inspection and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

**Inspection**

Sub-grade Encroachment Inspection

**Inspection Result**

Passed

**LIST OF COMMENTS &/OR CORRECTIONS:**

Sincerely,

Larry Kesler  
8012543742  
Inspector

# INSPECTION REPORT

9/9/2019 2:33:00 PM

Project Number PRSFD201800665

96 N 500 W, Suite 280

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear Zack Morby/Haven Hill Homes LLC

On this day we have inspected your construction for Re-Final and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

**Inspection**

Re-Final

**Inspection Result**

Passed

**LIST OF COMMENTS &/OR CORRECTIONS:**

Sincerely,

Kim Delobel  
8012543742  
Inspector

# INSPECTION REPORT

4/8/2019 9:14:12 AM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Insulation and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

**Inspection**

Insulation

**Inspection Result**

Passed

**LIST OF COMMENTS &/OR CORRECTIONS:**

Sincerely,

Paul Eaton  
8012543742  
Inspector

# INSPECTION REPORT

8/28/2019 9:32:28 AM

Project Number PRSFD201800665

96 N 500 W, Suite 280

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear Zack Morby/Haven Hill Homes LLC

On this day we have inspected your construction for Final and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Final

## Inspection Result

Failed

### LIST OF COMMENTS &/OR CORRECTIONS:

- 1 IRC Safety Remove temporary power pedestal
- 2 City Ordinance Remove remaining construction debris.
- 3 E3404.13 Identification of Disconnecting Means. Each disconnecting means shall be marked to indicate its purpose.  
Meter panel  
Label ACs and breakers in both sub panels.
- 4 Complete rain gutter south west corner.
- 5 R302.5 Dwelling-Garage Protection. Openings and penetrations through wall or ceilings shall be in accordance with R302.5.1-R302.5.3. Seal Garage Penetrations.
- 6 R302.5 Dwelling-Garage Protection. Openings and penetrations through wall or ceilings shall be in accordance with R302.5.1-R302.5.3. Latch Attic Access.
- 7 E3902.9 Laundry Areas. 125 V 15-20 amp receptacles installed in laundry areas shall have GFCI protection.
- 8 G2422.1.1 Protection From Damage. Connectors and tubing shall be installed so

as to be protected from damage.  
For stove top.

- 9 E3705.5 Overcurrent Protection. Conductors and Equipment shall be protected not exceeding the allowable ampacities of table E3705.1.  
After AC units are labeled verify correct breaker sizing
- 10 N1101.14 Certificate. A permanent certificate shall be posted at an approved location inside the building.
- 11 IRC Hard cap basement DWV
- 12 R315.3 Location. CO/Smoke alarms shall be installed outside each outside each sleeping area or within a bedroom with fuel burning appliance.  
Basement bedrooms need a co and a smoke Currently only a smoke.
- 13 Draft stop finished to unfinished.

Sincerely,

Keaton White  
8012543742  
Inspector

## INSPECTION REPORT

4/8/2019 8:52:38 AM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Re-Four Way and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

**Inspection**

Re-Four Way

**Inspection Result**

Passed

**LIST OF COMMENTS &/OR CORRECTIONS:**

Sincerely,

Paul Eaton  
8012543742  
Inspector

# INSPECTION REPORT

8/27/2019 10:19:22 AM

Project Number PRSFD201800665

96 N 500 W, Suite 280

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear Zack Morby/Haven Hill Homes LLC

On this day we have inspected your construction for Engineering Final and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Engineering Final

## Inspection Result

Failed

## LIST OF COMMENTS &/OR CORRECTIONS:

- 1 Replace one section of curb and patching.

Sincerely,

Larry Kesler  
8012543742  
Inspector

## INSPECTION REPORT

5/16/2018 3:43:19 PM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC/Cortland Wilson

On this day we have inspected your construction for Foundation/Ufer Ground and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

### Inspection

Foundation/Ufer Ground

### Inspection Result

Failed

### LIST OF COMMENTS &/OR CORRECTIONS:

1        \*^ okay to pour house \*\*

Call for pier inspection when ready. (did not have enough rings to complete detail for 8" OC and (3) #3 rings in top 3")

Sincerely,

Andrew Steadman  
8012543742  
Inspector

## **INSPECTION REPORT**

4/26/2019 10:24:18 AM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Shower Pan and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

**Inspection**

Shower Pan

**Inspection Result**

Passed

**LIST OF COMMENTS &/OR CORRECTIONS:**

Sincerely,

Zac Sherriff  
8012543742  
Inspector

# INSPECTION REPORT

5/15/2018 8:57:14 AM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC/Cortland Wilson

On this day we have inspected your construction for Footing and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Footing

## Inspection Result

Partial Pass

## LIST OF COMMENTS &/OR CORRECTIONS:

- 1 Upload soils report to city's portal

Sincerely,

Andrew Steadman  
8012543742  
Inspector

## INSPECTION REPORT

4/24/2019 11:23:26 AM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Power to Panel RMP WORK ORDER# REQUIRED and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

### Inspection

Power to Panel RMP WORK ORDER# REQUIRED

### Inspection Result

Passed

### LIST OF COMMENTS &/OR CORRECTIONS:

Sincerely,

Sunrise Engineering

Inspector

# INSPECTION REPORT

9/5/2019 9:48:34 AM

Project Number PRSFD201800665

96 N 500 W, Suite 280

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear Zack Morby/Haven Hill Homes LLC

On this day we have inspected your construction for Engineering Final and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

**Inspection**

Engineering Final

**Inspection Result**

Passed

**LIST OF COMMENTS &/OR CORRECTIONS:**

Sincerely,

Larry Kesler  
8012543742  
Inspector

# INSPECTION REPORT

2/20/2019 10:55:52 AM  
Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Four Way and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Four Way

## Inspection Result

Failed

### LIST OF COMMENTS &/OR CORRECTIONS:

- 1 no plans on-site  
not a complete inspection - complete this list before scheduling another inspection  
need stamped approved plans & truss specs on-site to avoid re-inspection fee on next inspection
- 2 install exterior doors
- 3 need egress window out of master bedroom
- 4 need shower pan backing in master
- 5 seal b-vent at 2nd floor penetration and truss
- 6 strap across 3" draw top plate mudroom - 2 spots
- 7 nail plate pvc drainage - laundry
- 8 fire block tub interior walls
- 9 draft stop mechanical room lid at truss level - upstairs

- 10 nail plate pvc draw upstairs bath
- 11 need attic access upstairs
- 12 install loose wire by upstairs furnace into a box
- 13 draft stop basement exterior walls vertically every 10' of wall
- 14 install loose wire in basement mechanical room in a box
- 15 install loose wire in basement by bathroom in a box
- 16 need smoke/co combo for basement bedroom entrance
- 17 install southwest bedroom window
- 18 install all drop framing in basement
- 19 frame in wall at bottom of stairs bedroom
- 20 uncover post to beam connection on porch
- 21 retro missed hold down south wall by chimney
- 22 garage steps can't vary more than 3/8" in rise

Sincerely,

Sunrise Engineering

Inspector

# INSPECTION REPORT

5/15/2019 9:30:37 AM

Project Number PRSFD201800665

96 N 500 W, Suite 280

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear Zack Morby/Haven Hill Homes LLC

On this day we have inspected your construction for Exterior Weather Barrier and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Exterior Weather Barrier

## Inspection Result

Failed

## LIST OF COMMENTS &/OR CORRECTIONS:

- 1 Complete wrap at 3rd car garage portal where wood is exposed
- 2 Complete wrap at porch under cross beams where wood is exposed
- 3 Flash front porch columns
- 4 Install and flash deck ledger at back porch for stairs at doors
- 5 Stucco and stone are okay to start in areas without corrections

Sincerely,

Zac Sherriff  
8012543742  
Inspector

# INSPECTION REPORT

2/11/2019 10:12:02 AM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Exterior Shearwall and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

**Inspection**

Exterior Shearwall

**Inspection Result**

Failed

**LIST OF COMMENTS &/OR CORRECTIONS:**

- 1 No plans on site and no number to call to get plans

Sincerely,

Zac Sherriff  
8012543742  
Inspector

# INSPECTION REPORT

5/8/2019 11:19:22 AM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Exterior Weather Barrier and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Exterior Weather Barrier

## Inspection Result

Passed

## LIST OF COMMENTS &/OR CORRECTIONS:

Sincerely,

Sunrise Engineering

Inspector

## INSPECTION REPORT

2/20/2019 11:01:27 AM  
Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Gas Clearance and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

Inspection  
Gas Clearance

Inspection Result  
Passed

**LIST OF COMMENTS &/OR CORRECTIONS:**

Sincerely,

Sunrise Engineering

Inspector

# INSPECTION REPORT

8/6/2019 9:28:22 AM

Project Number PRSFD201800665

96 N 500 W, Suite 280

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear Zack Morby/Haven Hill Homes LLC

On this day we have inspected your construction for Road Base Encroachment Inspection and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

## Inspection

Road Base Encroachment Inspection

## Inspection Result

Failed

## LIST OF COMMENTS &/OR CORRECTIONS:

- 1 Not ready reschedule.

Sincerely,

Larry Kesler  
8012543742  
Inspector

## INSPECTION REPORT

2/20/2019 10:59:40 AM

Project Number PRSFD201800665

4505 S. Wasatch Blvd , Ste. 130

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear TAILOR BUILT HOMES LLC

On this day we have inspected your construction for Exterior Shearwall and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

### Inspection

Exterior Shearwall

### Inspection Result

Inspection Concluded

### LIST OF COMMENTS &/OR CORRECTIONS:

- 1 No plans on site and no number to call to get plans - item moved to 4way inspection

Sincerely,

Sunrise Engineering

Inspector

## INSPECTION REPORT

5/28/2019 9:39:33 AM  
Project Number PRSFD201800665

96 N 500 W, Suite 280

Re: 11233 S Nectarine Dr South Jordan, UT 84095. Permit Application

Dear Zack Morby/Haven Hill Homes LLC  
On this day we have inspected your construction for Exterior Weather Barrier and we find the following result of the inspection. If there are any questions, please call the inspection supervisor at the address below.

### Inspection

Exterior Weather Barrier

### Inspection Result

Passed

### LIST OF COMMENTS &/OR CORRECTIONS:

Sincerely,

Zac Sherriff  
8012543742  
Inspector